



Lot 18 Block 4 - \$449,900.00

2 Bedroom - One Level Cottage Bay Rd. Paint Lake, MB

*Nestle into this beautiful waterfront home and enjoy stunning views!
This well maintained home features plenty of upgrades!*

Open concept kitchen, dining and living room with new engineered vinyl plank flooring. New pine ceilings.



Kitchen/Dining - Kitchen features painted oak cabinets with brushed nickel hardware. Floating island. Stainless steel fridge and stove. Newer built-in dishwasher. Spacious dining area.

Living Room - Nice and bright with new PVC windows overlooking the deck and waterfront. Newer woodstove with brick back wall and newer hearth. Patio doors lead to sunroom.

Bedrooms - 2 bedrooms with new engineered vinyl plank flooring. New PVC windows. Primary bedroom overlooks the sunroom with waterfront views.

Bathroom - 5 piece bathroom features a modern vanity with his and her sinks and a granite counter top. New toilet.



Addition - Recently built with 2" x 6 construction. This space serves as a mudroom (great for extra gear) and laundry room with newer front loading washer and dryer. New exterior door with side light.

Sunroom - Step down from the living room and enjoy this amazing space! Unique room with patio doors lead to deck, dock and waterfront. New electric wall heater. Spray foam insulation.

Garage - Single attached garage is heated (construction heater, wood stove would need to be certified), insulated and wired. Concrete pad.

Yard - Natural landscaping. Relax and enjoy the incredible deck space. Stairs lead down to the dock. Wood shed.

Extras - Move in ready! New shingles and eaves troughs in fall of 2025. New baseboard heaters. New trim. Water pumped from the lake (newer water line and new pump)



Age: 1992

Lot Size: 100' x 150' (15,000 sq.ft.)

House Size: Approx. 1,300 sq ft.

Lease: Annual lease Approx. \$1,400.00

Heat: EBB and wood

Possession: TBA

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This information, although believed to be accurate,
is not warranted to be so.

